

PROPERTY PORTFOLIO



- APPROX. 20 ACRES TILLABLE
- GREAT HUNTING
- SECLUDED SETTING
- APPROX. 95 ACRES WOODED
- PRODUCTIVE FARM GROUND

LEADER IN LAND LEGACIES



NESTLED IN NATURE'S SERENE EMBRACE, THIS REMARKABLE 115-ACRE PARCEL OFFERS THE PERFECT BLEND OF RECREATION AND AGRICULTURE. IDEAL FOR HUNTING ENTHUSIASTS AND NATURE LOVERS, THE LAND BOASTS CURATED HUNTING GROUNDS AND TRANQUIL ESCAPES. WITH A PORTION DEDICATED TO FARMLAND, IT PRESENTS AN EXCITING OPPORTUNITY FOR AGRICULTURAL PURSUITS. SEIZE THIS UNIQUE CHANCE FOR SUSTAINABLE LAND USE AND OUTDOOR BLISS.

LIST PRICE: \$ \$799,000

DANIEL FOWLER, ALC
(229) 561-5097
danielfowler.alc@gmail.com

POPE
THE REAL ESTATE COMPANY

CONTENTS

| | |
|----------------------------|----|
| INTRODUCTION | 3 |
| PHOTOS. | 4 |
| PROPERTY INFORMATION | 5 |
| AERIAL MAP | 6 |
| SOIL MAP | 7 |
| TAX CARD | 9 |
| CUVA | 10 |



115.72 ACRES/BAKER RD

POPE, THE REAL ESTATE COMPANY
IS PLEASED TO BRING YOU

NESTLED WITHIN THE SERENE EMBRACE OF NATURE, THIS REMARKABLE 115-ACRE PARCEL OF LAND IS A TRUE PARADISE FOR THOSE SEEKING THE PERFECT BLEND OF RECREATIONAL PURSUITS AND AGRICULTURAL POTENTIAL. A VAST MAJORITY OF THIS SPRAWLING TRACT HAS BEEN CAREFULLY CURATED AND OPTIMIZED FOR RECREATIONAL HUNTING, MAKING IT A HAVEN FOR OUTDOOR ENTHUSIASTS AND NATURE LOVERS ALIKE. WHETHER YOU'RE AN AVID HUNTER OR SIMPLY YEARNING FOR A TRANQUIL ESCAPE FROM THE HUSTLE AND BUSTLE OF CITY LIFE, THIS LAND OFFERS A UNIQUE OPPORTUNITY TO CONNECT WITH THE WILD, BREATHE IN THE FRESH AIR, AND APPRECIATE THE BEAUTY OF THE GREAT OUTDOORS. BEYOND ITS RECREATIONAL APPEAL, A PORTION OF THIS ACREAGE HAS BEEN DEDICATED TO CULTIVATED FARMLAND, PROVIDING AN EXCITING OPPORTUNITY FOR THOSE WITH A GREEN THUMB AND A PASSION FOR AGRICULTURE. THIS DUAL-PURPOSE PROPERTY NOT ONLY OFFERS AN ABUNDANCE OF NATURAL BEAUTY BUT ALSO THE POTENTIAL FOR SUSTAINABLE AND PRODUCTIVE LAND USE. DON'T LET THIS EXTRAORDINARY OPPORTUNITY SLIP

WE GREATLY APPRECIATE YOUR INTEREST IN THIS PROPERTY. PLEASE GIVE ME A CALL WITH ANY QUESTIONS, HERE AT POPE, THE REAL ESTATE COMPANY, WE PRIDE OURSELVES IN REPRESENTING CLIENTS WITH ALL KINDS OF VALUABLE LAND PROPERTIES: WHETHER IT IS A FARM, A PLANTATION, A ROLLING ESTATE, TIMBERLAND, OR A WILDLIFE-PACKED RECREATIONAL PIECE, WE ARE HERE FOR IT! ALWAYS WORKING FOR YOU,

DANIEL FOWLER, ALC
(229) 561-5097
danielfowler.alc@gmail.com



POPE
THE REAL ESTATE COMPANY

PROPERTY INFORMATION

PROPERTY ADDRESS

BAKER RD TIFTON GA 31794

COUNTY

TIFT COUNTY

ASSESSOR'S PARCEL NUMBERS:

0085 018

PROPERTY TAXES

\$899.65 - 2023

IMPORTANT FEATURES

- 115-ACRE PARCEL OF LAND NESTLED IN SERENE NATURAL SURROUNDINGS
- CURATED RECREATIONAL HUNTING GROUNDS FOR OUTDOOR ENTHUSIASTS
- OPPORTUNITY FOR SUSTAINABLE AGRICULTURE AND PRODUCTIVE LAND USE
- TRANQUIL ESCAPE FROM CITY LIFE, OFFERING FRESH AIR AND NATURAL BEAUTY

DRIVING DIRECTIONS:

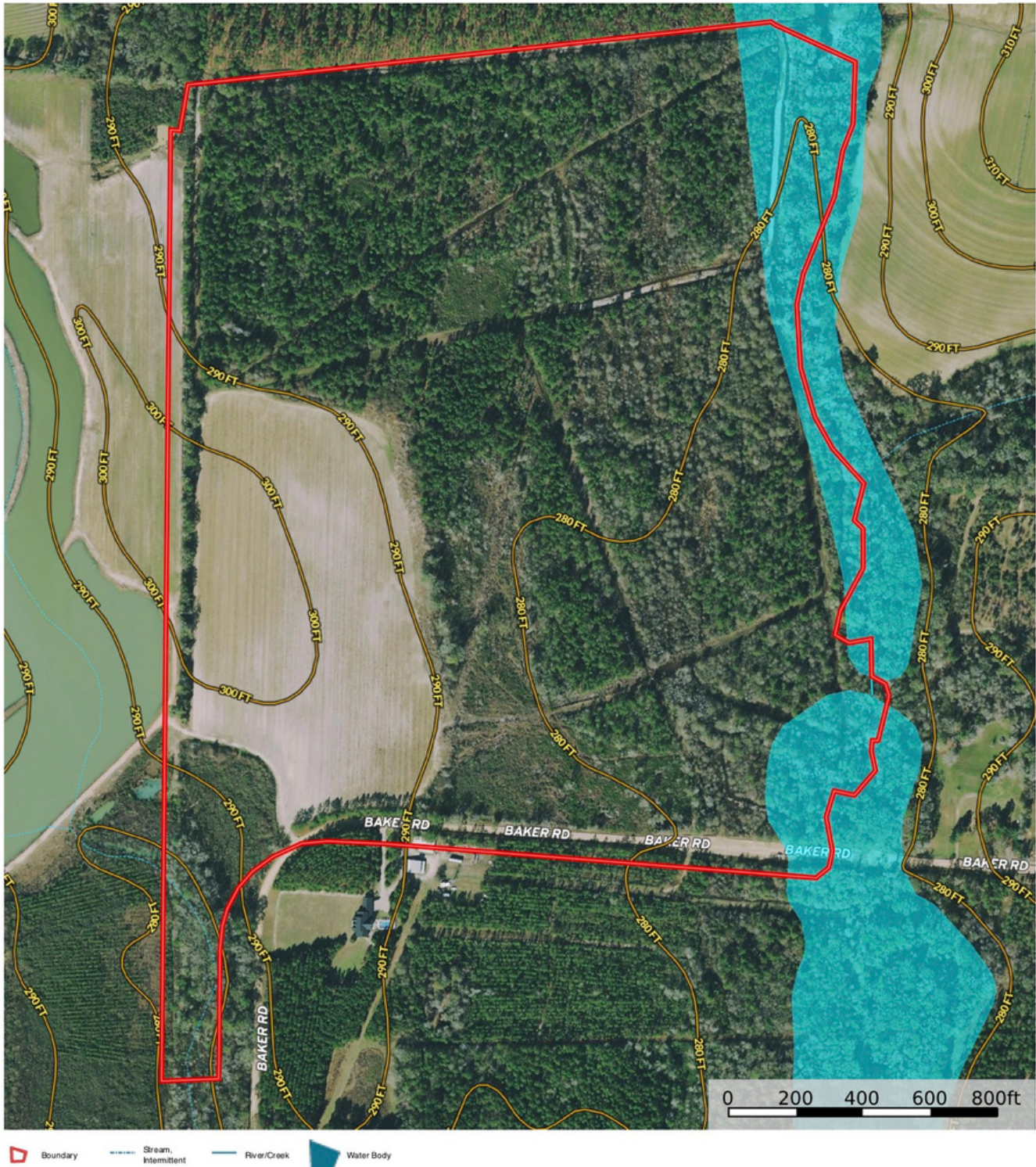
TAKE 82 WEST OUT OF TIFTON, RIGHT ON

VANCEVILLE COUNTY LINE RD, LEFT ON BAKER RD,

PROPERTY IS ON THE LEFT

AERIAL MAP

115.72 ACRES/BAKER RD



SOIL MAP

115.72 ACRES/BAKER RD



SOIL MAP

115.72 ACRES/BAKER RD

Boundary 113.5 ac

| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|-----------|--|----------|-------|-----|-------|------|
| Ra | Rains loamy fine sand | 37.35 | 32.91 | 0 | 60 | 3w |
| DoB | Dothan loamy sand, 2 to 5 percent slopes | 20.95 | 18.46 | 0 | 61 | 2e |
| Pe | Pelham loamy sand | 19.14 | 16.86 | 0 | 44 | 5w |
| Os | Olustee sand | 16.07 | 14.16 | 0 | 54 | 3w |
| KO | Kinston and Osier fine sandy loams | 13.19 | 11.62 | 0 | 45 | 6w |
| TfB | Tifton loamy sand, 2 to 5 percent slopes | 4.16 | 3.67 | 0 | 65 | 2e |
| FsB | Fuquay loamy sand, 0 to 5 percent slopes | 2.64 | 2.33 | 0 | 42 | 2s |
| TOTALS | | 113.5(*) | 100% | - | 54.66 | 3.44 |

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability



| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|--------------|---|---|---|---|---|---|---|---|
| 'Wild Life' | • | • | • | • | • | • | • | • |
| Forestry | • | • | • | • | • | • | • | |
| Limited | • | • | • | • | • | • | • | |
| Moderate | • | • | • | • | • | • | | |
| Intense | • | • | • | • | • | | | |
| Limited | • | • | • | • | | | | |
| Moderate | • | • | • | | | | | |
| Intense | • | • | | | | | | |
| Very Intense | • | | | | | | | |

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

TAX CARD

115.72 ACRES/BAKER RD

Tift County, GA

Summary

Parcel Number 0085 018
Location Address BAKER RD
Legal Description LL 408 BAKER RD
(Note: Not to be used on legal documents)
Class V5-Consrv Use
(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District COUNTY (District 01)
Millage Rate 29.658
Acres 115.72
Homestead Exemption No (S0)
Landlot/District 408 / 6

[View Map](#)



Owner



Rural Land

| Type | Description | Calculation Method | Soil Productivity | Acres |
|------|-------------|--------------------|-------------------|-------|
| RUR | Open Land | Rural | 2 | 17.87 |
| RUR | Open Land | Rural | 3 | 4 |
| RUR | Open Land | Rural | 4 | 2.19 |
| RUR | Open Land | Rural | 5 | 1.69 |
| RUR | Open Land | Rural | 6 | 0.67 |
| RUR | Open Land | Rural | 9 | 1.91 |
| RUR | Woodlands | Rural | 1 | 6.32 |
| RUR | Woodlands | Rural | 2 | 0.43 |
| RUR | Woodlands | Rural | 5 | 33.27 |
| RUR | Woodlands | Rural | 6 | 30.37 |
| RUR | Woodlands | Rural | 8 | 17 |

Conservation Use Rural Land

| Type | Description | Soil Productivity | Acres |
|------|---------------|-------------------|-------|
| CUV | Agland 93 | 2 | 17.87 |
| CUV | Agland 93 | 3 | 4 |
| CUV | Agland 93 | 4 | 2.19 |
| CUV | Agland 93 | 5 | 1.69 |
| CUV | Agland 93 | 6 | 0.67 |
| CUV | Agland 93 | 9 | 1.91 |
| CUV | Timberland 93 | 1 | 6.32 |
| CUV | Timberland 93 | 2 | 0.43 |
| CUV | Timberland 93 | 5 | 33.27 |
| CUV | Timberland 93 | 6 | 30.37 |
| CUV | Timberland 93 | 8 | 17 |

Sales



CUVA

115.72 ACRES/BAKER RD

22 AUG 10 PM 4:15:27
FILED TIFT SUPERIOR COU

BOOK 2235 PAGE 0174

State of Georgia Tift County
Superior Court Clerk's Office
Filed and recorded in this
office this 10th day of Aug 2022.
Time: 4:15 PM
[Signature]
Clerk of Superior Court

PT283A Rev 2/15

APPLICATION AND QUESTIONNAIRE FOR CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

To the Board of Tax Assessors of Tift County: In accordance with the provisions of O.C.G.A. § 48-5-7.4, I submit this application and the completed questionnaire on the back of this application for consideration of current use assessment on the property described herein. Along with this application, I am submitting the fee of the Clerk of Superior Court for recording such application if approved.

Name of owner (individual(s), family owned farm entity, trust, estate, non-profit conservation organization or club) - The name of each individual and the percentage interest of each must be listed on the back of this application. For special rules concerning Family Farm Entities and the maximum amount of property that may be entered into a covenant, please consult the County Board of Tax Assessors.
ADCOCK FAMILY PROPERTIES LLC

| | | | |
|--|-----------------|--------------------------------------|--|
| Owner's mailing address P O BOX U | | City, State, Zip TIFTON, GA 31793 | Number of acres included in this application. Agricultural Land: _____ Timber Land: _____ Covenant Acres 115.72 Total Acres 115.72 |
| Property location (Street, Route, Hwy, etc.) 0 BAKER RD | | City, State, Zip of Property | |
| District 6 | Land Lot 408 | Sublot & Block 1680 155 | List types of storage and processing buildings |

AUTHORIZED SIGNATURE

I, the undersigned, do hereby solemnly swear, covenant and agree that all the information contained herein and the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property qualifies under the ownership and use provisions of O.C.G.A. § 48-5-7.4. I further swear that I am authorized to sign this application on behalf of the owner(s) making application and that I have shown the questionnaire to all persons having an ownership right to this property on the back of this application form. I am also aware that certain penalty provisions are applicable if this covenant is breached.

Signature of Taxpayer or Taxpayer's Authorized Representative
[Signature]
Signature of Taxpayer or Taxpayer's Authorized Representative
[Signature]
(Please have additional signers sign on reverse side of application)

MY COMM. EXPIRES June 8, 2025
Date application filed: 3/12/2022
Signed & subscribed before me this 12 day of March 2022
[Signature] Notary Public

If denied, Georgia law O.C.G.A. § 48-5-7.4 provides that the applicant may appeal in the same manner as other property appeals are made pursuant to O.C.G.A. § 48-5-311.

| FOR TAX ASSESSORS USE ONLY | | | |
|---|---|----------------------------------|---|
| MAP & PARCEL NUMBER 0085 018 | TAX DISTRICT 01 | TAXPAYER ACCOUNT NUMBER 15515 | YEAR COVENANT Begin: Jan 1, 2022 Ends: Dec 31, 2031 |
| If transferred from Preferential Agricultural Assessment, provide date of transfer. | If applicable, covenant is a renewal for tax year: Begin: Jan 1, ____ Ends: Dec 31, ____ Pursuant to O.C.G.A. § 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 9th year of a covenant period so that the contract is continued without a lapse for an additional 10 years. | | If applicable, covenant is a continuation for tax year: Begin: Jan 1, ____ Ends: Dec 31, ____ If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number. |
| Approved <input checked="" type="checkbox"/> Date: 8/14/22 | Jeff D Gibbs Board of Tax Assessors | | Date: 8/14/22 |
| Denied _____ Date _____ If denied, the County Board of Tax Assessors shall issue a notice to the taxpayer in the same manner as all other notices are issued pursuant to O.C.G.A. Section 48-5-306. | | | |



I am Daniel Fowler, your dedicated guide in the world of land transactions. Growing up with a deep love for the outdoors, from quail hunting to mastering archery, I've now turned my passion for land into a career. As an Accredited Land Consultant,

I've got this unique knack for spotting opportunities where others might miss them. From the thrill of the outdoors to navigating the world of investments, I'm here for you.

What you won't find: me wearing a suit unless it's a special occasion...
What you will find: I'm just a down-to-earth guy who's ready to make your property visions come to life.

In everything that I set out to do, I am marked by a commitment to excellence. I am not just a realtor; I specialize in land, navigating the intricate terrain of investments, legacy building, and profitable property transactions.

With a robust network of lenders, attorneys, accountants, and fellow land experts, my focus is clear: your success. Trust in my expertise, characterized by integrity, innovation, and a personal touch that sets me apart. I look forward to working with you!

A handwritten signature in dark ink that reads "Daniel Fowler". The script is fluid and cursive, with a large, stylized 'D' and 'F'.

POPE
THE REAL ESTATE COMPANY

DANIEL FOWLER, ALC
(229) 561-5097
danielfowler.alc@gmail.com

POPE
THE REAL ESTATE COMPANY